

AGENDA
MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting, Monday, March 15, 2010, 7:00 p.m.
Council Chambers, Audrey P. Beck Municipal Building

Minutes

3/1/10

Scheduled Business

Zoning Agent's Report

- A. Enforcement Update
- B. Hall Property Old Mansfield Hollow Rd; DeBoer Property, Storrs Rd
- C. Other

Old Business

- 1. **Proposed Revision to Article X. Section C regarding Political Signs**
Memo from Director of Planning
- 2. **Verbal feedback from Town Planner Re: Draft Revision on Definition of Family; Proposed Parking Ordinance for Residential Rental Properties; and Student/Tenant Registry Ordinance**
- 3. **Potential Re-Zoning of the "Industrial Park" zone on Pleasant Valley Road and Mansfield Ave**
(To be tabled-under review by PZC Regulatory Review Committee)
- 4. **Other**

New Business

- 1. **New Special Permit Application, Permanent Agricultural Retail Sales, 483 Browns Road, o/a B. Kielbania, File #1292**
- 2. **Verbal Update on Four Corners Sewer and Water Advisory Committee**
- 3. **Other**

Reports from Officers and Committees

- 1. Chairman's Report
- 2. Regional Planning Commission
- 3. Regulatory Review Committee-meeting scheduled for Tuesday, 3/16/10 at 2p.m.
- 4. Other

Communications and Bills

- 1. CT. Affordable Housing Land Use Appeal List-2010
- 2. Letter from UConn President Hogan to D. Morse
- 3. 2/25/10 Letter from DEP Commissioner Re: Conservation Commission concerns over Memorandum of Agreement with UConn.
- 4. Other

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DRAFT MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting, Monday, March 1, 2010

Council Chamber, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), M. Beal, J. Goodwin, R. Hall, K. Holt, G. Lewis, P. Plante, B. Ryan
Members absent: B. Pociask
Alternates present: F. Loxsom, K. Rawn, V. Stearns
Staff Present: Gregory Padick (Director of Planning)

Chairman Favretti called the meeting to order at 7:35 p.m. Alternate F. Loxsom was appointed to act in the absence of B. Pociask.

Minutes:

2/16/10 - R. Hall MOVED, B. Ryan seconded, to approve the 2/16/10 minutes as written. MOTION PASSED UNANIMOUSLY.

Zoning Agent's Report:

2/25/10 Zoning Agent's Monthly Activity Report was noted. R. Hall noted that a dark colored van, blue or black, that appears to have been involved in an accident, has been situated along Crane Hill Road for weeks and may be been abandoned on Town land. Zoning Agent, Curt Hirsch, will investigate. K. Holt and B. Ryan observed that the lights are off when Husky Spirits is not operating.

Old Business:

1. Special Permit Application, Proposed Fitness Center at the Eastbrook Mall, 95 Storrs Rd, Cardio Express LLC., applicant, File # 1290

After confirming that the applicant had stated that the adjacent footage now available would not result in an increase of equipment, but rather would provide more space for clients visiting the facility, J. Goodwin MOVED, K. Holt seconded, to approve with conditions the special permit application (File #1290) of Cardio Express LLC for a fitness club at the East Brook Mall, 95 Storrs Road, as described in a 12/11/09 statement of use, as shown on plans dated 12/11/09, as presented at Public Hearings on 2/1/10 and 2/16/10 and as described in other application submissions. This approval is granted because the application as approved is considered to be in compliance with Article V, Section B and other provisions of the Mansfield Zoning Regulations, and is granted with the following conditions:

1. This approval authorizes the proposed fitness club use of the 9,880 square foot area formerly occupied by the "Hoot" retail store as well as the adjacent 2,000 to 2,600 square feet of currently vacant space. Any significant change in the use as described in application submissions and at the Public Hearings shall require further PZC review and approval. Any questions regarding what constitutes a significant change shall be reviewed with the Zoning Agent and, as deemed necessary, the PZC;
2. This authorization is tied to the East Brook Mall's commitment to provide, during all hours the subject fitness center is open, on site security coverage of both the Mall interior and the associated parking areas.
3. Any new signage shall require Zoning Permit approval and compliance with all applicable Zoning Regulations.
4. All applicable Health, Building and Fire Codes shall be addressed and required permits obtained prior to construction/renovation or occupancy by the public for this approved change in use.
5. This approval grants the requested site plan submission waivers. The information submitted is adequate to appropriately address approval criteria.
6. This permit shall not become valid until the applicant obtains the special permit form from the Planning Office and files it on the Land Records.

MOTION PASSED UNANIMOUSLY.

2. Special Permit Application, Proposed Sale of Alcoholic Liquor at Jack Rabbit's Restaurant, 1244 Storrs Road, File #1291

After briefly discussing the nature of the subject restaurant, J. Goodwin MOVED, K. Holt seconded, to approve with conditions the special permit application (File #1291) of Jack Rabbits of Storrs LLC for the sale of alcoholic beverages in association with a restaurant use at Storrs Commons, 1244 Storrs Road, as depicted on a submitted floor plan, as described in a statement of use and other application submissions and as presented at a Public Hearing on 2/16/10. This approval is granted because the application as approved is considered to be in compliance with Article X, Section I, Article V, Section B and other provisions of the Mansfield Zoning Regulations, and is granted with the following conditions:

1. Any significant change in the proposed restaurant use and sale of alcoholic beverages, as described in application submissions and at the 2/16/10 Public Hearing, shall require further PZC review and approval. Any questions regarding what constitutes a significant change shall be reviewed with the Zoning Agent and, as deemed necessary, the PZC;
2. Pursuant to Mansfield's current Zoning requirements for Planned Business-2 sites within 500 feet of a school, all alcoholic beverages shall be served from a service bar in conjunction with the service of meals to customers seated at tables or the proposed counter;
3. The owner shall be responsible for training staff with respect to all applicable Connecticut liquor laws;
4. This approval grants the requested site plan submission waivers. The information submitted is adequate to appropriately address applicable approval criteria;
5. This permit shall not become valid until the applicant obtains the special permit form from the Planning Office and files it on the Land Records.

MOTION PASSED UNANIMOUSLY.

3. Potential Re-Zoning of the "Industrial Park" zone on Pleasant Valley Rd and Mansfield Ave.

2/25/10 Memo from the Director of Planning was noted. Padick briefly summarized the revisions that had been incorporated into a current draft. After a brief discussion, it was agreed that this matter shall be forwarded to the Regulatory Review Committee for its review. Chairman Favretti noted the next Regulatory Review Committee meeting is scheduled for 3/2/10 at 2pm in Room B as cited on the Agenda.

4. Verbal feedback from Town Planner Re: Draft Revision on Definition of Family; Proposed Parking Ordinance for Residential Rental Properties; and Student/Tenant Registry Ordinance

Preliminary draft of proposed revisions to the zoning definition of family was distributed to the Commission. It was noted that this subject, as well as other items such as proposed parking ordinance and student/tenant registry, were currently under review by Community Quality of Life Committee. No action of the commission is required at this time.

New Business:

1. 8-24 Referral-Potential Town Acquisition of Land on Birchwood Heights Rd.

G. Lewis disqualified himself and Rawn was appointed to act in his place. Reports from the Director of Planning and Open Space Preservation Committee were noted. Both reports support acquisition, as this site will allow a connection between neighborhoods and a pedestrian trail. K. Holt MOVED, R. Hall seconded, that the PZC notify the Town Council that the proposed acquisition of the Ossen/McCoy property would promote Plan of Conservation and Development goals, objectives and recommendations, and is supported by the Planning and Zoning Commission. G. Lewis disqualified, K. Rawn acting, MOTION PASSED UNANIMOUSLY.

2. Proposed Drainage Improvements, Juniper Hill Apartments File #627

The request is for a minor modification. P. Plante indicated that the project promotes goals and objectives of the Plan of Conservation and Development. R. Hall MOVED, K. Holt seconded, that the PZC Chairman and Zoning Agent be authorized to approve under the site modification process proposed stormwater and building façade improvements at the Juniper Hill Village elderly housing development, 1 Silo Circle, as described in a 2/23/10 letter from project engineer, C. Gagnon and as described at the IWA's March 1st meeting, subject to the following conditions:

1. All drainage improvement designs shall be approved by the Assistant Town Engineer.

2. Before work begins on grading and stormwater improvements, erosion and sedimentation controls shall be installed down gradient of proposed work areas. These controls shall be inspected daily and maintained until all disturbed areas are stabilized.

3. No work shall begin until a Zoning Permit has been issued.

MOTION PASSED UNANIMOUSLY.

3. 2/22/10 Letter from Open Space Preservation Committee Re: Preliminary Site Analysis for Proposed Subdivisions

Members briefly discussed the committee's recommendation and subdivision review process. It was suggested that a checklist of required plan items be incorporated into the process and used for staff preliminary reviews. A site analysis should be combined with a "yield plan" in this process. It was agreed that the subject letter be sent to the Regulatory Committee for its review and recommendation.

Reports of Officers and Committees:

Chairman Favretti noted a Regulatory Review Committee meeting is scheduled for 3/2/10 at 2pm in Room B.

Communications and Bills:

The budget review calendar of the Town Council and 1/22/10 memo from 4-Corners Water/Sewer Design Guidelines Subcommittee were noted. Director of Planning, G. Padick, noted that the Four Corners design guidelines are in a preliminary stage and that any PZC review comments should be forwarded to the committee as soon as possible.

Letter to Town Council from D. Morse and T. Nielson regarding regulating occupancy of single family homes were acknowledged.

Letter to Town Council from C. Stites regarding political signs on public property was discussed. It was the consensus of the Commission that although political signs should not be posted on public property, it would be acceptable for signs to be posted in a public right-of-way, provided the owner of record of the abutting private property gives express permission. Director of Planning Padick was asked to draft language to this effect for Commission consideration.

Receipt of the Winter 2010 CFPZA Newsletter was noted.

P. Plante requested that a report regarding the Four Corners Sewer and Water Advisory Committee be placed on agenda for next meeting. P. Plante and K. Rawn are members of this committee.


Adjournment:

Chairman Favretti declared the meeting adjourned at 8:28 p.m.

Respectfully submitted,

Katherine Holt, Secretary

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To: Town Council/Planning & Zoning Commission
 From: Curt Hirsch, Zoning Agent 
 Date: March 10, 2010

Re: *Monthly Report of Zoning Enforcement Activity*
For the month of February, 2010

Activity	This month	Last month	Same month last year	This fiscal year to date	Last fiscal year to date
Zoning Permits issued	9	4	1	79	86
Certificates of Compliance issued	8	12	11	73	102
Site inspections	24	39	36	317	391
Complaints received from the Public	2	0	0	25	38
Complaints requiring inspection	0	1	0	20	21
Potential/Actual violations found	3	5	4	40	24
Enforcement letters	14	19	5	93	73
Notices to issue ZBA forms	0	2	0	6	3
Notices of Zoning Violations issued	0	1	5	29	39
Zoning Citations issued	7	10	1	42	8

Zoning permits issued this month for single family homes = 1, multi-fm = 0
 2009/10 fiscal year total: s-fm = 9, multi-fm = 8

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TOWN OF MANSFIELD
OFFICE OF PLANNING AND DEVELOPMENT

GREGORY J. PADICK, DIRECTOR OF PLANNING

Memo to: Mansfield Planning and Zoning Commission
From: Gregory Padick, Director of Planning
Date: March 10, 2010
Re: Draft Zoning Regulation Revisions on Political Signs



Please find attached a 3/10/10 draft revision to Article X, Section C.h.4 regarding political signs. In accordance with the Commission's discussion at its 3/1/10 meeting, this updated draft incorporates a provision that would authorize political signs on public rights-of-ways abutting private property, provided permission has been granted by the private property owner.

**Proposed Revisions to Article X, Section C.h.4 of Mansfield's Zoning Regulations
Regarding Political Signs**

Proposed Zoning Regulation Revisions

Revise Article X, Section C.h.4 as follows:

1. Delete existing provisions.
2. Add the following new provisions:

4. Political Signs

Subject to obtaining property owner approval, political signs on private property are authorized. Political signs also are authorized along street rights-of-way abutting private property subject to obtaining the abutting property owners approval. All political signs must be in compliance with the traffic safety criteria of Section C.7. of this Article.

Political signs shall not be located on public property or street rights-of-way abutting public property. To help reduce neighborhood impact and to help preserve Mansfield's scenic character, it is recommended that political signs be limited in size and number, be non-illuminated and be displayed for a limited period of time.

Explanatory Note:

The proposed Zoning Regulation amendment would eliminate current standards for political signs on private property which include restrictions on the number, size and period of time for display and limit the nature of a political sign. The proposed amendment retains an existing provision that prohibits political signs on public property but does authorize political signs along street rights-of-way provided abutting private property owners have granted permission. The proposed provision includes generic recommendations for political signs which are advisory and not mandatory. These recommendations are included to help reduce neighborhood impact and potential litter problems and to help preserve Mansfield's scenic character.

TOWN OF MANSFIELD
Community Quality of Life Committee

Memo to: Mansfield Planning and Zoning Commission
From: Community Quality Of Life Committee
Date: March 11, 2010
Re: Definition of Family

The Community Quality Of Life Committee unanimously voted to recommend that the Planning and Zoning Commission consider and approve a revised definition of family for the purpose of preserving the residential character of residential neighborhoods in Mansfield, including a reduction from 4 unrelated persons to 3 unrelated persons in rental properties in residential areas as defined in the expanded definition of family, February 26, 2010 draft.

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SPECIAL PERMIT APPLICATION
(see Article V, Section B of the Zoning Regulations)

Mansfield Planning and Zoning Commission

File # 1292
Date 3-10-10

1. Name of development (where applicable) TWIN POND FARMS
2. Proposed use of the property is Farm stand
in accordance with Sec.(s) G.13. d of Article VII (Permitted Use provisions) of the Zoning Regulations
3. Address/location of subject property 483 Browns Rd
Assessor's Map 27 Block 89 Lot(s) 6 Vol. 680 Page 54
4. Zone of subject property RAC-90 Acreage of subject property 46
5. Acreage of adjacent land in same ownership (if any) ± 160
6. APPLICANT Bryan Kielbania
(please PRINT)
Street Address Po Box 8306 Telephone 860 428 7119 Signature _____
Town Manchester Zip Code 06040
Interest in property: Owner ☒ Optionee _____ Lessee _____ Other ☒
(If "Other", please explain) LIC - MEMBER

7. OWNER OF RECORD: ENVIRO ENTERPRISES LLC
(please PRINT) Signature _____
(OR attached Purchase Contract _____ OR attached letter consenting to application _____)
Street Address PO BOX 8306 Telephone 428-7119
Town Manchester CT Zip Code 06040
8. AGENTS (if any) representing the applicant who may be directly contacted regarding this application:

Name Mark Reynolds Telephone 860-465-7419
Address 68 Bays Ln Lebanon CT Zip Code 06249
Involvement (legal, engineering, surveying, etc.) ENGINEERING

Name _____ Telephone _____
Address _____ Zip Code _____
Involvement (legal, engineering, surveying, etc.) _____

(over)

9. The following items have been submitted as part of this application:

6

360

_____ Application fee in the amount of \$ _____

✓ _____ Statement of Use further describing the nature and intensity of the proposed use, the extent of proposed site improvements and other important aspects of the proposal. To assist the Commission with its review, applicants are encouraged to be as detailed as possible and to include information justifying the proposed special permit with respect to the approval criteria contained or referenced in Article V, Section B.5.

✓ _____ Site plan (6 copies) as per Article V, Section B.3.d

✓ _____ Site plan checklist including any waiver requests

_____ Sanitation report as per Article V, Section B.3.e

✓ _____ Acknowledgement that certified notice will be sent to neighboring property-owners, as per the provisions of Article V, Section B.3.c (use Neighborhood Notification Form).

N/A _____ As applicable for projects within the watershed of the Willimantic Reservoir, acknowledgement that certified notice will be sent to the Windham Water Works, as per the provisions of Article III, Section 1.

N/A _____ As applicable for projects within State designated aquifer protection areas; acknowledgment that the Commissioner of Public Health will be notified as per the provisions of Article III, Section 1. The State Department of Public Health's on line form (www.dph.state.ct.us/BRS/Water/Source_Protection/PA0653.htm) shall be used with a copy of the submittal delivered to the Planning Office.

_____ Other information (see Article V, Section B.3.g). Please list items submitted (if any):

10. **ALL APPLICATIONS, INCLUDING MAPS AND OTHER SUBMISSIONS, MUST COMPLY WITH ALL APPLICABLE SECTIONS OF THE ZONING REGULATIONS, INCLUDING, BUT NOT LIMITED TO:**

Art. X, Sec. E, Flood Hazard Areas, Areas Subject to Flooding

Art. V, Sec. B, Special Permit Requirements (includes procedure, application requirements, approval criteria, additional conditions and safeguards, conditions of approval, violations of approval, and revisions)

Art. VI, Sec. A, Prohibited Uses

Art. VI, Sec. B, Performance Standards

Art. VI, Sec. C, Bonding

Art. VII, Permitted Uses

Art. VIII, Dimensional Requirements/Floor Area Requirements

Art. X, Sec. A, Special Regulations for Designed Development Districts

Art. X, Sec. C, Signs

Art. X, Sec. D, Parking and Loading

Art. X, Sec. H, Regulations regarding filling and removal of materials

Art. X, Sec. S, Architectural and Design Standards

REYNOLDS ENGINEERING SERVICES, LLC

68 Bogg Lane



Lebanon, CT 06249



Ph. (860) 465-7419 Fax (860) 456-1356

March 10, 2010

Curt Hirsch
Zoning Agent, Town of Mansfield
Audrey P. Beck building
4 South Eagleville Road
Mansfield, CT 06268

Colchester, CT 06415

Re: Application of Bryan Kielbania for a Farm Stand
483 Browns Road
Mansfield, CT 06268
Proj. No. 10009.00

Mr. Hirsch:

The proposal as shown on the map entitled "Proposed Farm Stand, #483 Browns Road, Mansfield, CT", prepared for Bryan Kielbania, dated March 8, 2010 utilizes an existing farm structure for the purpose of running a Farm Stand. This property is presently zoned RAR-90. The existing building and parking areas are well suited to support the use of the property as farm stand. The layout of the interior of the building is shown on the attached sketches and is adequate to serve as a farm stand. Necessary improvements that are specified on the plan include reorienting the parking area and entrance.

The proposed farm stand will operate seasonally from April through December. Operating hours will be 8:00 am to 6:00 pm daily.

The majority of products offered for sale will be grown and produced in our local fields and greenhouses. We will also offer many made to order products from materials grown on our farm and other suppliers. We will eventually offer pick your own flowers, berries, vegetable and pumpkins through our farm stand operations and also offer products from our own vineyard.

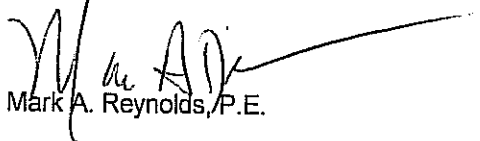
We will carry on the seasonal activities of this farms past for families and school groups such as hayrides, corn mazes and sleigh rides. To promote 'Connecticut Grown Products' our stand will offer products grown on our farm but also from other local farms and families in the area. Our mission is to produce a CT Grown Product of high quality, to promote CT Farming and to keep the rural farming practice and its sustainability alive in the Town of Mansfield.

The sales activities will take place inside parts of the old dairy barn and in the back "L" portion of the existing dairy barn, with outside sales displays in these same areas and also in nearby greenhouse area near the dairy barn.

Access to the site will be directly from Browns Road. The parking area is in front of the barn as shown on the plan. Portable toilets will be used to serve employees and public.

If you have any questions, please contact me at your convenience (860-465-7419).

Sincerely,

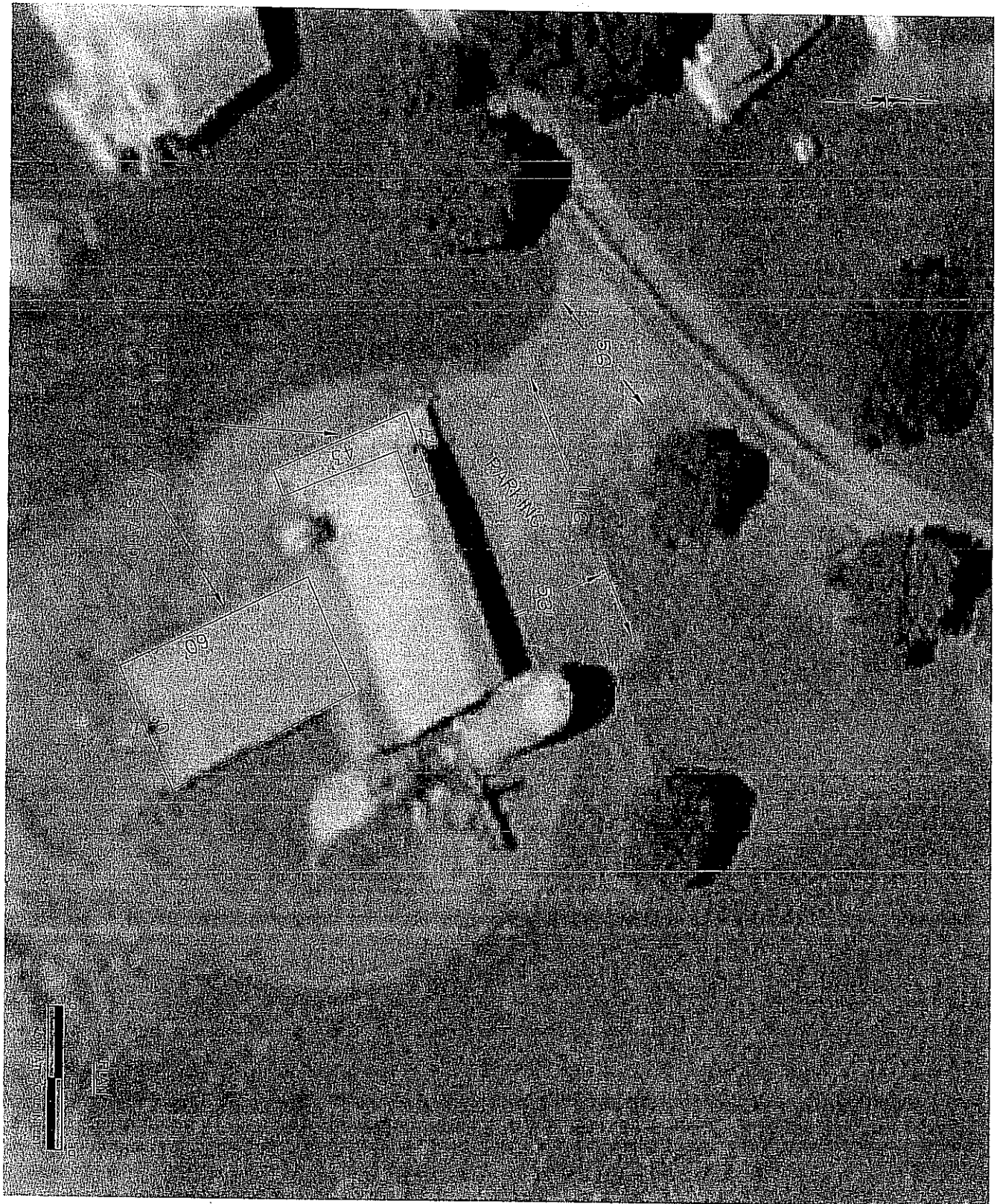

Mark A. Reynolds, P.E.

Bryan Kielbania, owner/applicant



PLAN
0 60 120
APPROXIMATE SCALE IN FEET

REYNOLDS ENGINEERING SERVICES, LLC	PROPOSED FARM STAND CONCEPTUAL PLAN		DATE MARCH, 2010
68 BOGG LANE - LEBANON, CONNECTICUT 06249 PHONE: 860-465-7419 FAX: 860-456-1356	483 BROWNS ROAD MANSFIELD, CONNECTICUT 06268	APPLICATION BY: BRYAN KIELBANIA	SHEET 1



REYNOLDS ENGINEERING SERVICES, LLC

68 BOGG LANE - LEBANON, CONNECTICUT 06249
PHONE: 860-465-7419 FAX: 860-456-1356

**PROPOSED FARM STAND
CONCEPTUAL PLAN**

483 BROWNS ROAD
MANSFIELD, CONNECTICUT 06268

APPLICATION BY:
BRYAN KIELBANIA

DATE
MARCH, 2010

SHEET
2

MAP CHECKLIST

FOR USE WITH SITE PLAN OR SPECIAL PERMIT APPLICATIONS

(To be submitted by applicant with other application materials)

PZC File # 1292

Date 3-10-10

Name of Development TWIN POND FARMS

Applicant Bryan Kiebanian

This checklist is designed to assist applicants as well as the PZC and staff. It is not intended as a substitute for, nor does it contain all of, the information and requirements in the Zoning Regulations and other applicable Town Ordinances and requirements. It is important to note that the Zoning Regulations allow the PZC to waive certain site plan requirements for minor applications where the information is not needed to determine compliance with the Regulations. It is recommended that the Mansfield Director of Planning be contacted if an applicant intends to seek a waiver of certain site plan requirements or if any questions arise. **Any requested waivers must be identified on this checklist.**

Unless waived by the Planning & Zoning Commission, submitted site plans shall include the following information (for more complete and specific descriptions of site plan requirements, see Article V, Section A.3.d of the Zoning Regulations):

	Included	Not Included	Waiver Requested* (see p. 3)
1. Title block: Applicant and owner's name, scale, date & all revision dates	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Original signature/seal of surveyor, landscape architect and/or engineer responsible. Unless waived, survey to be to A-2 standards	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3. Location map at 1"=1,000' scale (see Art. V. Sec. A.3.d.4 for more details)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Property lines, sq. footage, setback lines, N. arrow, zone(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
5. Edges of adjacent street, utility poles & underground lines, stone walls, fences, roadside features	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Names/addresses of abutting property owners, including those across street (for Special Permit property owners, within 500 ft. of site)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Existing & proposed buildings, structures, signs, floor plans, buildings on adjacent land that may be affected	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Existing & proposed contours, quantity of material to be added or removed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

TO BE SUBMITTED
ASAP

(con't.)

	Included	Not Included	Waiver Requested* (see p. 3)
9. Watercourses, wetlands, flood hazard areas, aquifers	NONE	✓	
10. Exposed ledge, areas shallow to bedrock	NONE		
11A. Waste disposal, water supply facilities	✓		
11B. Test pit & percolation test locations & findings (include test dates)	N/A	✓	
12A. Existing & proposed drainage facilities, roadways, bridges, pedestrian ways, utilities (including construction details)	X/N/A		
12B. Existing & proposed easements, rights-to-drain	✓		
12C. Proposed sediment & erosion controls	N/A NONE	✓	
13A. Existing & proposed offstreet parking & loading areas, fire access lanes	✓		
13B. Outside storage & refuse areas, fuel & chemical storage tanks	NONE		
14. Existing & proposed fencing, walls, landscaping (including plant size & type, historic features)	N/A	✓	
15. Existing & proposed outdoor illumination (including method & intensity of lighting)	N/A	✓	
16. Existing & proposed outdoor recreation features, with construction details for any recreation improvements	N/A	✓	
17. Other information (see Art. V, Sections A.3.g, B.3.g)			

Note: For non-exempt applications subject to Sand and Gravel regulations (Art. X, Sec. H), additional special application provisions must be met.

Mark Reynolds
(PRINT) Name of individual completing this form

Signature

Date

(con't.)

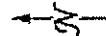
Explanation of Waiver Requests

Please identify by number the information item(s) for which a waiver has been requested and explain why the information is not necessary to review the proposed development with respect to applicable approval criteria. (If questions arise regarding waiver requests, please consult with the Director of Planning at 429-3330 or the Zoning Agent at 429-3341.)

2.04 No Construction PROPOSED. #8 also

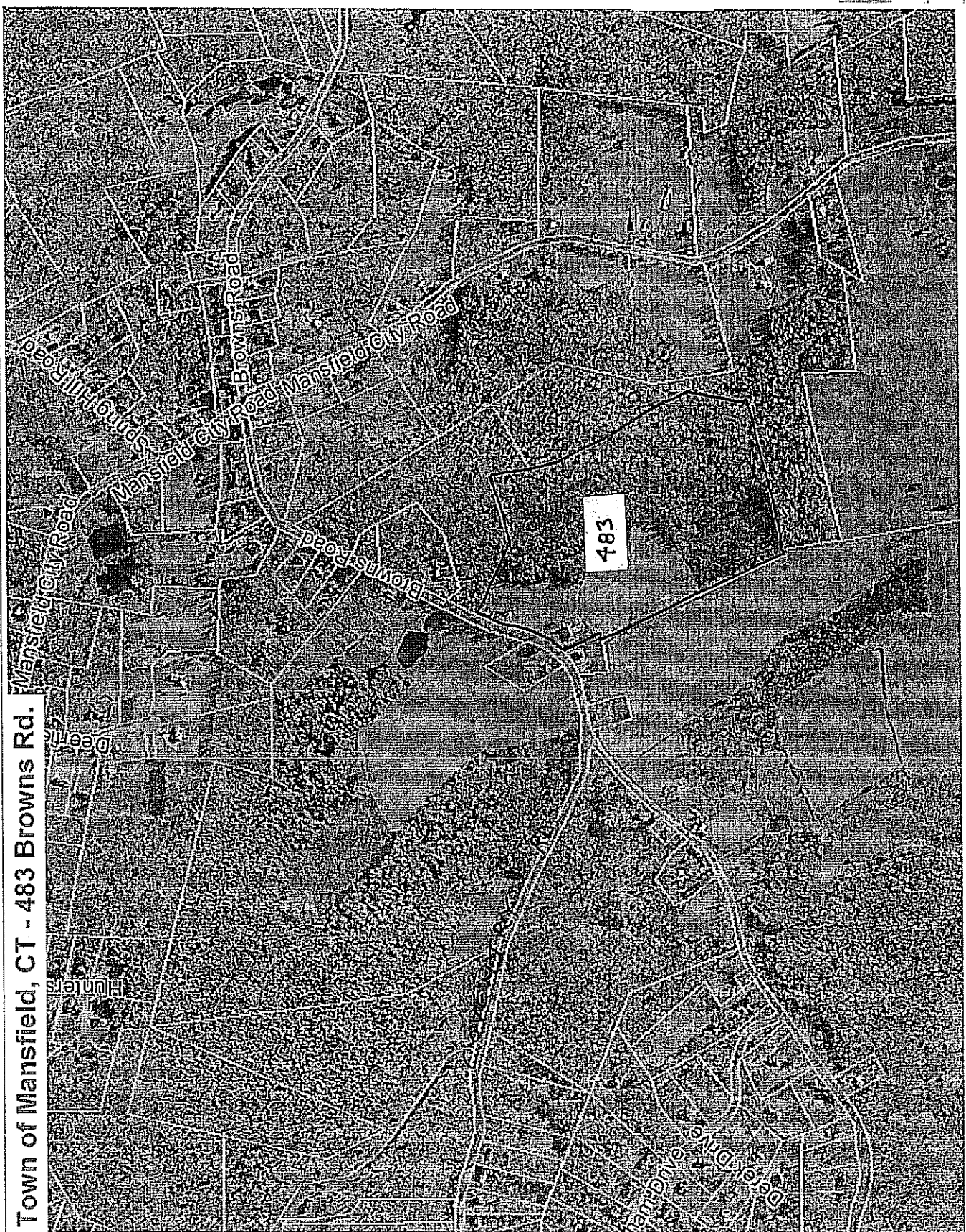
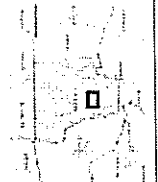


- MapGrid
- towns
- Dimensions
- Address
- ParcelID
- Area
- Streets
- Parcels
- powerlines
- wetlands
- water
- Town
- roads
- highways



1 in = 899.06 ft

Printed:
3/11/2010



Town of Mansfield, CT - 483 Browns Rd.

RECEIPT OF APPLICATION FOR SPECIAL PERMIT, SITE PLAN, (RE)SUBDIVISION:

_____, move and _____ seconds to receive the SITE PLAN,

SPECIAL PERMIT, (re)SUBDIVISION application (file #1292)

submitted by Bryan Kielbania,

for permanent agricultural retail sales outlet

(if subdivision, give title) _____,

on property located at 483 Browns Road,

owned by Enviro Enterprises, LLC,

as shown on plans dated March 2010, revised through _____,

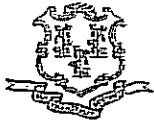
and as described in other application submissions, and to refer said application to the staff, Design
~~Review Panel, Committee on the Needs of Persons with Disabilities.~~ and the

Agriculture Committee

(other)

for review and comments, and to set a Public Hearing (if applicable) for April 19, 2010

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REC'D MAR 01



State of Connecticut
Department of Economic and
Community Development

Office of Housing Development and Finance

All Municipalities

Notice 10-02

Distribution Date: February 1, 2010

Effective: Immediately

SUBJECT: AFFORDABLE HOUSING LAND USE APPEALS LIST

Under Chapter 126a of the Connecticut General Statutes (CGS), the Department is required to annually promulgate a list of municipalities which satisfy the criteria contained in this subsection 8-30g (k). Attached is the 2009 Affordable Housing Land Use Appeals List that identifies exempt municipalities.

Exempt municipalities are municipalities in which at least ten per cent of all dwelling units in the municipality are: (1) assisted housing; and/or (2) currently financed by Connecticut Housing Finance Authority mortgages; and/or (3) subject to binding recorded deeds containing covenants or restrictions which require that such dwelling units be sold or rented at, or below, prices which will preserve the units as housing for which persons and families pay thirty per cent or less of income, where such income is less than or equal to eighty per cent of the median income; and/or (4) mobile manufactured homes located in mobile manufactured home parks or legally-approved accessory apartments, which homes or apartments are subject to binding recorded deeds containing covenants or restrictions which require that such dwelling units be sold or rented at, or below, prices which will preserve the units as housing for which, for a period of not less than ten years, persons and families pay thirty per cent or less of income, where such income is less than or equal to eighty per cent of the median income.

Changes in the number of units counted toward the ten per cent threshold are caused by several factors: (1) the relocation of households using Section 8 or RAP certificates; (2) the expiration of deed restrictions or refinancing of mortgages; (3) the demolition of buildings; and/or (4) the addition of units completed or under construction during the 2008-2009 program year.

The data for the list comes from a variety of different sources on the federal, state, and local level. Local administrative review of and input on the street addresses of units and projects and information on deed-restricted units are of particular importance to data accuracy. The response to the Department for the list varies widely from community to community. If you have any questions or wish to discuss this information, please contact Jeri Fazzalano, Planning Specialist at 860-270-8164.

Attachment

2009 Affordable Housing Appeals List

2009 Affordable Housing Appeals List - Exempt Municipalities							
	Town	2000 Census Housing Units	Governmentally Assisted Units	CHFA Mortgages	Deed Restricted Units	Total Assisted Units	Percent
1	Ansonia	7,937	889	106	9	1,004	12.65%
2	Bloomfield	8,195	686	265	0	951	11.60%
3	Bridgeport	54,367	8,803	908	11	9,722	17.88%
4	Bristol	26,125	2,521	1,039	0	3,560	13.63%
5	Brooklyn	2,708	226	63	0	289	10.67%
6	Danbury	28,519	2,495	274	223	2,992	10.49%
7	Derby	5,568	906	60	0	966	17.35%
8	East Hartford	21,273	2,567	862	0	3,429	16.12%
9	East Windsor	4,356	602	96	14	712	16.35%
10	Enfield	17,043	1,590	526	7	2,123	12.46%
11	Groton	16,817	3,310	323	9	3,642	21.66%
12	Hartford	50,644	16,363	1,422	0	17,785	35.12%
13	Killingly	6,909	685	229	0	914	13.23%
14	Manchester	24,256	2,780	907	38	3,725	15.36%
15	Mansfield	5,481	557	85	0	642	11.71%
16	Meriden	24,631	2,569	1,050	4	3,623	14.71%
17	Middletown	19,697	2,920	615	0	3,535	17.95%
18	New Britain	31,164	4,458	1,149	3	5,610	18.00%
19	New Haven	52,941	12,991	1,105	455	14,551	27.49%
20	New London	11,560	1,985	413	42	2,440	21.11%
21	Norwalk	33,753	3,055	229	556	3,840	11.38%
22	Norwich	16,600	2,912	501	0	3,413	20.56%
23	Plainfield	5,676	579	251	0	830	14.62%
24	Putnam	3,955	455	102	0	557	14.08%
25	Stamford	47,317	5,350	294	1,215	6,859	14.50%
26	Torrington	16,147	1,149	644	17	1,810	11.21%
27	Vernon	12,867	1,679	378	0	2,057	15.99%
28	Waterbury	46,827	6,855	2,459	418	9,732	20.78%
29	West Haven	22,336	2,358	424	0	2,782	12.46%
30	Winchester	4,922	471	125	0	596	12.11%
31	Windham	8,926	2,148	439	0	2,587	28.98%
Total Exempt Municipalities		639,517	96,914	17,343	3,021	117,278	

Source: DECD, OHDF



University of Connecticut
Office of the President

Michael J. Hogan

President

February 15, 2010

David Morse
64 Birchwood Heights
Storrs CT 06268

Dear Mr. Morse:

I received the copy you sent me of your February 8 letter to the Mansfield Town Council, supporting recent proposals forwarded to the Council by the Quality of Life Committee and also sharing your observations on relationships among the Town, its residential neighborhoods, and the University over the years.

I'm always eager to promote better understanding and fruitful partnerships in Storrs, and in fact all over Connecticut where the University affects the lives of our citizens in many areas – business, government, public health, the environment – not to mention our primary missions as the State's public research university to provide education opportunities, to conduct research into the issues that confront us, and to serve our many constituents by giving back knowledge, expertise, and volunteered time and resources when appropriate.

I do want to provide some numbers in response to your statement that the University's Storrs campus is "growing quite beyond its earlier declared optimum size, and is consequently outgrowing its housing." Our undergraduate enrollment at Storrs has increased by six percent over the past five years, or by approximately 1,000 students. We intend to hold the Storrs enrollment at this level, without further increases.

Our enrollment goals for the next five years are to maintain the number of new undergraduate students admitted to the Storrs campus at approximately 3,200 first-years plus 750 transfers per year. This number of admissions will keep the total undergraduate number in Storrs at about 16,400. For the current academic year, our Storrs undergraduate number is 16,690, down 380 from last year.

More significant to your point is the total number of students housed in our Storrs residence facilities. In 1999-2000, we housed 7,818 undergraduate students in the Storrs dorms. This year the number is 11,802, an increase of 50 percent. We've been able to do this by building new residence halls and reconfiguring existing ones. The University wishes to maximize the living and learning experience on the Storrs campus.

An Equal Opportunity Employer

352 Mansfield Road Unit 2048
Storrs, Connecticut 06269-2048

Telephone: (860) 486-2337

Facsimile: (860) 486-2627

e-mail: Mike.Hogan@uconn.edu

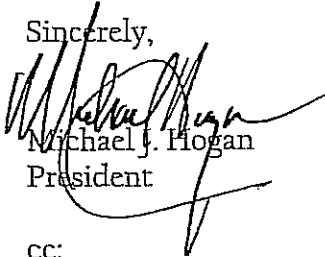
David Morse
February 15, 2010

It is not the University's intention to house all of our students in University facilities. We are a public institution, and we remain sensitive to the desires of students who prefer not to live in residence halls. Students who seek off-campus housing have many motivations, but one of the most telling is economic. Some of our students can live less expensively off campus, some choose to live at home, and some find it essential that they be able to seek out living arrangements at lower cost.

With that said, we house 75 percent of our Storrs undergraduate student population on campus. This is a higher percentage than any other public university in the United States. The public institution that comes closest to this number, the College of William and Mary in Virginia, has a total enrollment of only 5,700 undergraduates.

I remain sincere in my willingness to continue to work in partnership with local government and citizens to find solutions to the specific problems that beset our Mansfield community. The situation you describe in Mansfield's residential neighborhoods would of course be different if the University were not located here, but I think it is unfair to attribute these changes to the University's enrollment history alone. I continue to instruct my staff and their direct reports to listen to the concerns of townspeople and to work with them in finding solutions to these long-standing problems.

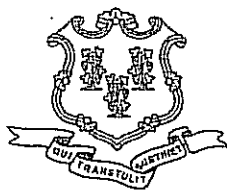
Sincerely,



Michael J. Hogan
President

cc:

✓ Town Council, Town of Mansfield
Matthew Hart, Town Manager
John Saddlemire, Vice President, Division of Student Affairs
Lee Melvin, Interim Vice President for Enrollment Management



STATE OF CONNECTICUT
DEPARTMENT OF ENVIRONMENTAL PROTECTION



February 25, 2010

Mr. Quentin Kessel
Chair
Mansfield Conservation Commission
97 Codfish Road
Storrs, CT 06269

Dear Mr. Kessel:

I am responding to your letter dated January 20, 2010, concerning the 2009 *Memorandum of Agreement Between the Department of Environmental Protection and the University of Connecticut (MOA)*. I appreciate your comments and concerns regarding these matters.

I'd like to provide you with some important background concerning the MOA. The MOA was developed as a mechanism to assure implementation of UCONN's Drainage Master Plan. The Drainage Master Plan was a study performed by UCONN in 2003 to evaluate flooding problems along Eagleville Brook, water quality problems along Eagleville Brook and flooding problems along North Eagleville Road and Hunting Lodge Road. This study indicated increased flood flow to both the Fenton River and Eagleville Brook. The study also proposed various recommendations for addressing these problems.

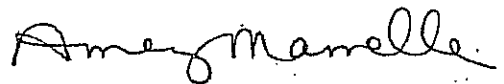
The overall intent of the Campus Drainage Master Plan and the implementation under the MOA, is to ensure water quality improvements and reduction of the rate of runoff through the various projects. While the MOA identifies projects, the actual design and evaluation of environmental effects will occur during the design and environmental permitting phases. The MOA in no way dictates environmental permitting outcomes. Should a project be denied, UCONN would be obligated to find an alternate project to meet water quality and flooding mitigation objectives. Certain elements may also require approval from the Department of Public Health Drinking Water Section due to their location within the Willimantic Reservoir watershed. In addition to addressing stormwater quality, UCONN will be expected to ensure that the peak rate of runoff, during heavy storms, would not cause erosion at the storm drain discharge points.

I understand that there are many concerns related to the proposed project to divert runoff from Eagleville Brook to the Fenton watershed. This project has not yet been designed. During the design and permitting process, both water quality as well as peak runoff concerns will be addressed.

We trust that the University will keep the Town of Mansfield fully apprised as future projects move forward.

Please feel free to give Denise Ruzicka, Director of the Inland Water Resources Division should you wish to discuss this further. She can be reached at 860-424-3706.

Yours truly,

A handwritten signature in cursive script, reading "Amey W. Marrella".

Amey W. Marrella
Commissioner

cc: Eric Thomas, DEP
Karl Wagner, CEQ
Richard Miller, UCONN